



GROSVENOR PLACE, SOMERSET, BA
1 OIEO £260,000 LEASEHOLD

Winkworth



GROSVENOR PLACE, SOMERSET, BA1

Private entrance | One bedroom | Period Features | Spacious living/dining room | Vault

This stunning, grade I, apartment boasts a private courtyard and breath-taking views of the surrounding countryside, while being conveniently located just a short distance from all the amenities of Larkhall and Bath city centre. The property exudes the period charm expected of a prestigious Georgian terrace, with original sash windows, high ceilings, and an impressive Georgian Range, with original sash windows, high ceilings, and an impressive Georgian Range. Meticulously maintained and tastefully decorated, this apartment showcases all the unique features and secluded alcoves that are so highly sought after in properties of this age.

Upon entering the property through its private courtyard entrance, guests are greeted by a hallway with storage space. The bright and airy living and dining area boasts one of the few remaining Georgian range ovens in the building, adding to its historical appeal. The modern kitchen includes fitted wall and base units, a breakfast bar, and ample space for a fridge freezer and washing machine. The main bathroom is beautifully designed, with neutral tiles and a curved arch entrance to the bath and shower. The light-filled master bedroom provides stunning meadow views over Bathampton and easily accommodates a super king bed, with the bonus of two built-in wardrobe cupboards. Storage space is plentiful in this apartment, with multiple built-in cupboards, a private loft space, and four substantial privately owned vaults.

Situated on Grosvenor Place, the apartment enjoys ample on-street parking just outside and just a short walk from the canal, Kensington Meadows and Alice Park. It is conveniently located near Larkhall village. This popular residential neighbourhood boasts a strong sense of community, with a wide range of amenities available in Larkhall Village Centre.

TENURE	LEASE LENGTH
Leasehold	965 years

SERVICE CHARGE	GROUND RENT
c. £90pcm	£50pa

SERVICES
Electric, water and mains drainage

LOCAL AUTHORITY
Bath & North East Somerset Council
Tel: 01225 477000 or www.bathnes.gov.uk

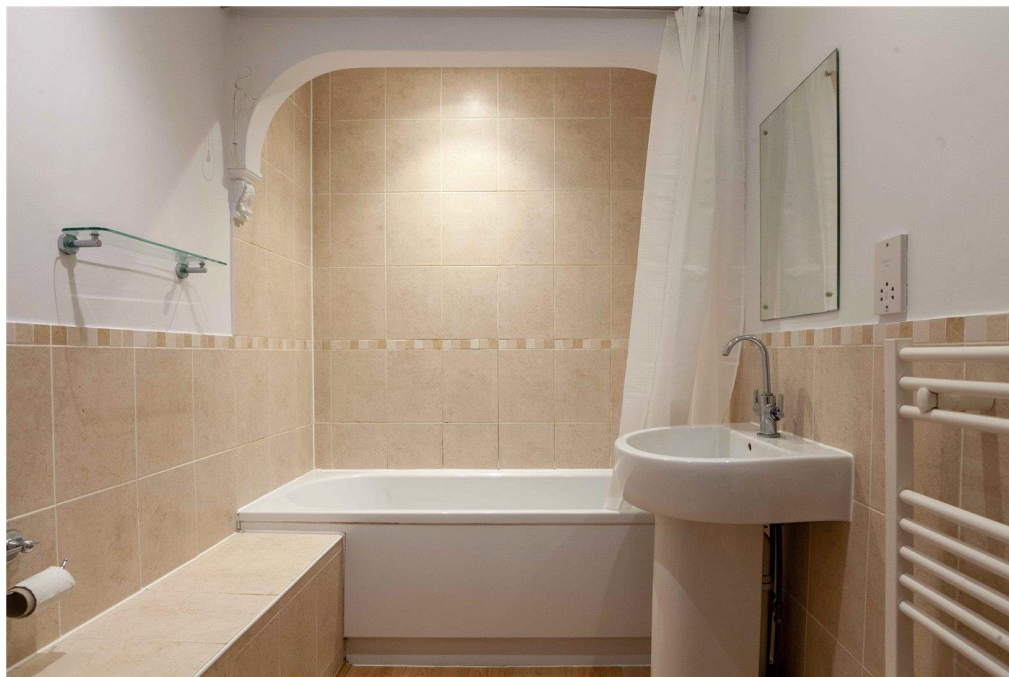
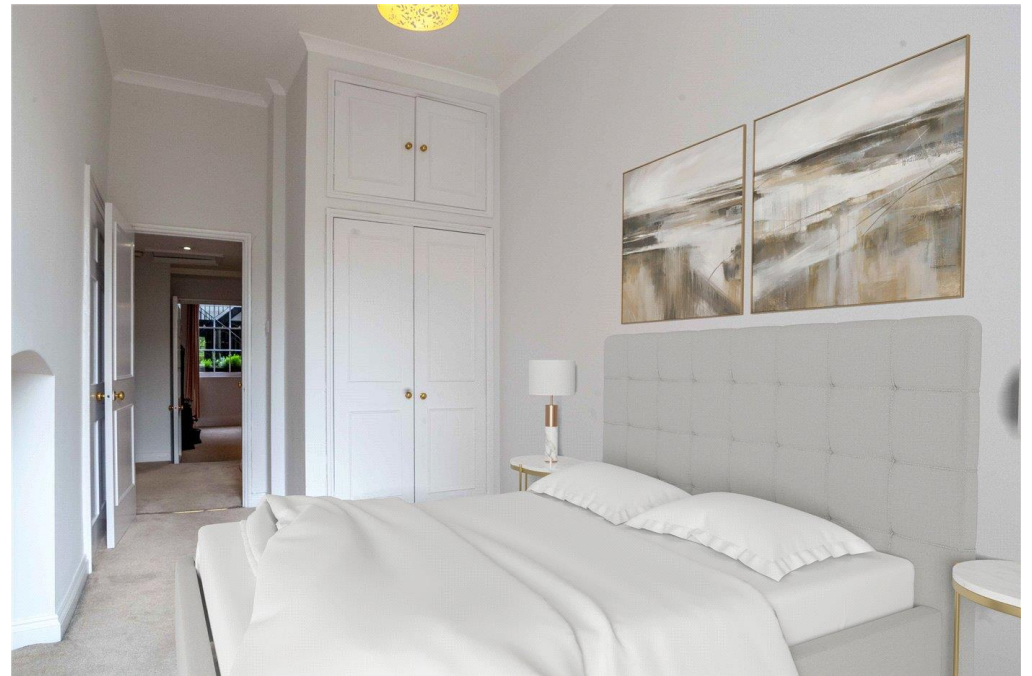
VIEWING
Strictly by appointment with Winkworth Bath

FIXTURES & FITTINGS
All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation. Please note that furniture in photo of lounge and bedroom are virtual.

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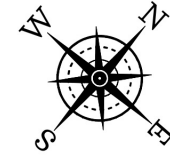
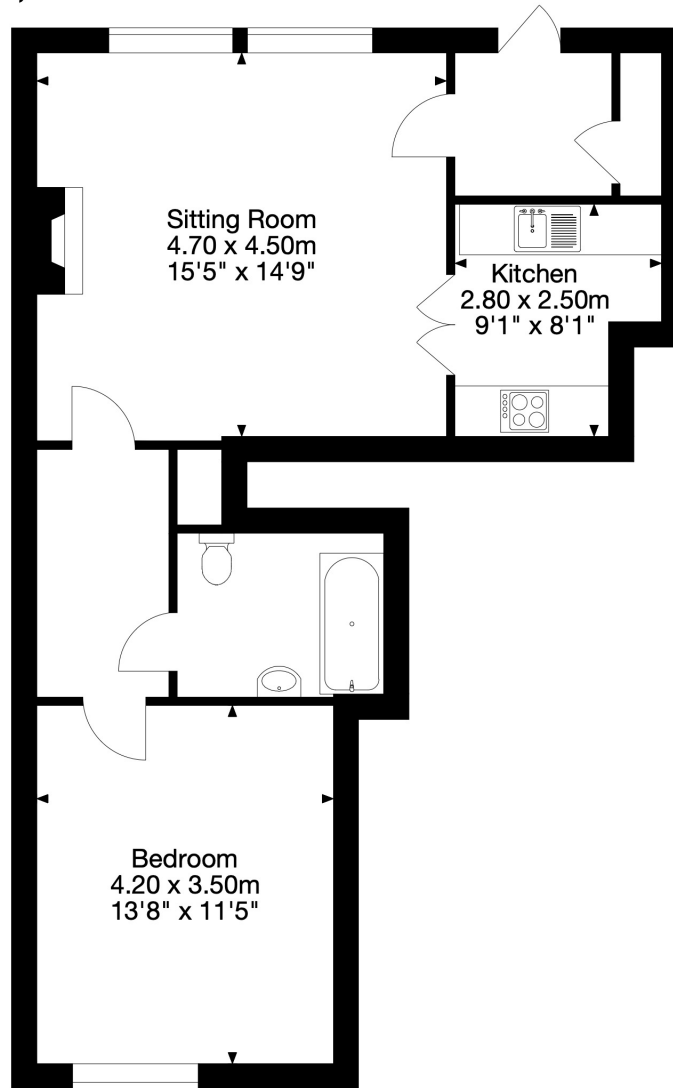




Courtyard Flat, 15 Grosvenor Place, BA1 6AX

Gross Internal Area (Approx.)

56 sqm / 600 sq ft



Capture Property Marketing 2023. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

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